

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 2A17-001/203-073A Date Received: 2/24/17
Application Accepted By: TD + KP Fee: \$4,160
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4004 CLEVELAND AVENUE COLUMBUS, OHIO Zip 43219

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-057939

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) L-C4 Requested Zoning District(s) L-C4

Area Commission Area Commission or Civic Association: NORTHLAND COMMUNITY COUNCIL

Proposed Use or reason for rezoning request: COMMERCIAL- CHANGE OF ROOF SLOPE FROM 5/12 TO FLAT ROOF (continue on separate page if necessary)

Proposed Height District: H35 Acreage 3.225
[Columbus City Code Section 3309.14]

APPLICANT:

Name HAN NGUYEN

Address 4022 WESTERVILLE ROAD City/State COLUMBUS, OHIO Zip 43224

Phone # (614) 332-1203 Fax # _____ Email hn@estate-custom.com

PROPERTY OWNER(S):

Name SALLY VO

Address 5509 BUXLEY DRIVE City/State WESTERVILLE, OHIO Zip 43081

Phone # _____ Fax # _____ Email _____

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 203-073A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SALLY VO
of (COMPLETE ADDRESS) 5509 BUXLEY DR, WESTERVILLE OH 43081
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>SALLY VO</u> <u>5509 BUXLEY DR</u> <u>WESTERVILLE OH 43081</u> <u>CONTACT: SALLY VO, EMP #6</u>	2. <u>ESTATE CUSTOM</u> <u>4022 WESTERVILLE RD</u> <u>COLUMBUS OH 43224</u> <u>CONTACT: HAN NGUYEN, EMP #12</u>
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

X Sally

Subscribed to me in my presence and before me this 13 day of February, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

8/14/21



This Project Disclosure Statement expires six months after date of notarization.

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Limitation Text

PROPOSED DISTRICT: L-C-4, Limited Commercial District
PROPERTY ADDRESS: 4004 Cleveland Avenue, Columbus, OH 43219
OWNER: Richard L. Cash
APPLICANT: Benny Tran, Dat Nguyen, Kevin Ho
DATE OF TEXT: May 6, 2004
APPLICATION NUMBER: Z03-073

1. INTRODUCTION: The applicants seek reclassification for the property to bring new commercial development and a new visual aesthetic to the corner of Cleveland Avenue and Ferris Rd. The property is approximately 3.5 acres, made up of both an R-1 and C-2 zoning classification. Currently, the property holds a warehouse structure and is used for some storage. The property is surrounded by CPD and C-2 uses on the same northeast corner of Cleveland Avenue and Ferris Rd., while five (5) other properties with C-4 and/or L-C-4 classifications are located to the west, southwest, and south the property. An L-M designation is also immediately adjacent to the southeast corner of the property. The rezoning sought by the applicants would continue and contain the commercial nature of this corner and intersection, without invading existing residential uses.

2. PERMITTED USES: L-C-4 - Applicants seek a C-4 classification as listed in Section 3356.03 of the Columbus City Code, however, the applicants would limit the uses allowed under said classification to the following:

All uses listed in C.C. 3351, 3353, and 3355;

Automotive accessories and parts
Caterers
Check Cashing and Loans
Consumer Goods Rental
Electronics Stores
Floor Covering Stores
General Merchandise Stores
Household and Personal Goods Maintenance and Repair
Linens and Uniform Supply
Motor Vehicle Accessories and Parts Dealers
Reupholster and Furniture Repair
Sporting Goods and Outfitters Stores
Supermarkets
Carpet and Upholstery Cleaning Services
Lawn and Garden Equipment and Supplies Stores
Paint and Wallpaper Stores
Performing Arts/ Dance Studio
Amusement Arcade

203-073A

Applicants also agree not to engage in the following Specific Prohibited Uses:

Armory
Automobile salesroom
Bowling alley
Business College
Cabaret
Dance hall
Electric substation
Funeral parlor
Garage repair shop
Hotel
Millinery
Motel
Motor bus terminal
Motion picture theater
Motor vehicle sales, service, maintenance, or leasing
New or second hand car lot
Nightclub
Off premises graphics
Poolroom
Poultry (killing and dressing for retail on premises)
Private Club
Public parking garage for pay
Public parking for pay
Stable (not for more than 5 animals)
Testing or experimental laboratory
Trade School
Commercial radio transmitting or television station and appurtenances including cellular towers

3. DEVELOPMENT STANDARDS:

A. Density, Lot, and/or Setback Commitments.

1. Setback for building will be 50 feet off of Cleveland Avenue and 200 feet off of Ferris Rd.
2. Lot coverage with impervious surfaces shall not exceed 80%.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

1. All circulation, curb cuts and access points shall be subject to the approval of the Division of Transportation.
2. The developer shall extend a sidewalk near the road along the Cleveland Avenue and Ferris Road sides of the property.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

All of these Buffering, Landscaping, Open Space and/or Screening Commitments comply with the Northland Community Council landscaping standards shall be followed, pursuant to the Northland Plan and Northland Standards.

1. Trees

Size of trees: The trees shall be two and a half (2.5) inches in caliper, deciduous. Tree trunk diameters shall be measured at four (4) feet from grade. Evergreen trees shall be at least five (5) feet high and shall equate to the minimum deciduous tree size. Frontage trees shall be at least three (3) inches in diameter.

General: The cumulative trunk diameter of trees required is based upon the ground coverage area of buildings and parking. A minimum of five (5) inches of trunk size is required for all development. In addition, one inch of trunk size is required for each 4000 square feet of ground coverage, up to 100,000 square feet. Over 100,000 square feet, one inch of trunk size is required for each additional 6000 square feet of ground coverage.

Frontage requirements: One (1) tree shall be planted for every forty (40) feet of frontage. Trees may be grouped or spaced and shall be at least ten (10) feet from the right-of-way. Trees shall be planted along the Ferris Rd. and Cleveland Ave. sides of the property at a ratio of one tree per twenty (20) linear feet. These trees may be evenly spaced or grouped.

One (1) tree shall be provided for every ten (10) parking spaces. Trees will also be planted in islands at the end of every parking aisle. At no less than every fourth (4th) parking aisle, a row of trees spaced one (1) one tree per forty (40) linear feet shall be planted in a median at least five (5) feet wide. In smaller lots, not exceeding two (2) parking aisles, trees may be planted on the periphery of the lot.

This tree planting program may be used within parking areas, as part of frontage treatment. Commercial sites shall have at least fifty percent (50%) of the landscaping requirements located within parking and service areas. Existing trees three (3) inches in trunk diameter or greater retained on site may be used to offset two-thirds (2/3) of these requirements as long as such trees are not located in the service areas.

Buffering along the North and South property lines adjacent to property lines shall be planted with evergreen trees at a ratio of one tree per twenty lineal feet. A continuous 30" hedge shall be planted along Cleveland Avenue and any area of parking lot adjacent to residentially zoned properties.

2. *Maintenance:* All shrubs, trees, grass, ground covers, and other JO plantings shall be well-maintained, properly weeded, mulched, and kept free of trash and other unsightly material and debris. Plant material which does not survive shall be replaced within six (6) months.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Building materials: The building shall be constructed of natural materials, a combination of wood, steel, brick, block, stucco, and glass.

2. ~~Pitched Roof: All buildings shall have a pitched or angled roof. Slope will be a minimum of 5 on 12.~~

3. Rooftop Mechanicals Screening: Any mechanical equipment or utility hardware on the roof of a building shall be screened from view to prevent the equipment from being visible from the property line of the parcel. Ground mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials. Screening will also be specific so as to shield said mechanicals from existing residential uses on nearby Ferris Rd.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

Lighting

1. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.

2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturers type to insure compatibility.

3. Accent lighting shall be permitted provided such light source is concealed.

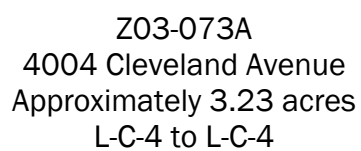
4. Any wall-mounted lighting shall be shielded to prevent offsite spillage.

5. Light poles in the parking light shall not exceed eighteen (18) feet.

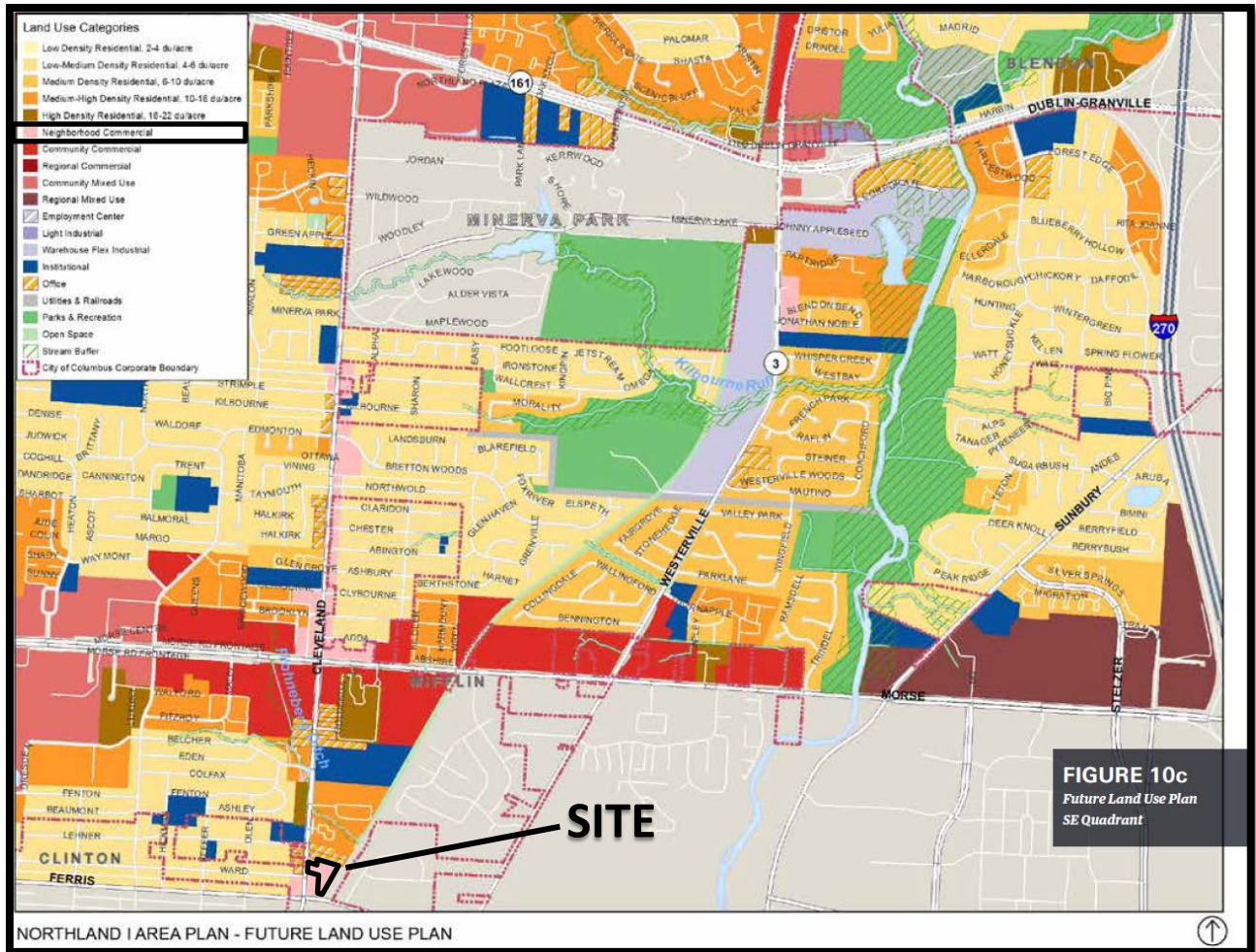
6. Light poles shall not exceed 14 feet within 100 feet of residentially zoned property.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.



L-C-4 to L-C-4



Z03-073A
 4004 Cleveland Avenue
 Approximately 3.23 acres
 L-C-4 to L-C-4



Z03-073A
4004 Cleveland Avenue
Approximately 3.23 acres
L-C-4 to L-C-4